

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

3 Kalang Road, Camberwell Vic 3124

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,100,000

&

\$2,300,000

### Median sale price

Median price \$2,548,000

Property Type House

Suburb Camberwell

Period - From 01/01/2024

to 31/12/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	88 Fordham Av CAMBERWELL 3124	\$2,280,000	22/02/2025
2	144 Through Rd CAMBERWELL 3124	\$2,110,000	07/12/2024
3			

OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

13/03/2025 17:10

3 Kalang Road, Camberwell Vic 3124



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**Indicative Selling Price**

\$2,100,000 - \$2,300,000

**Median House Price**

Year ending December 2024: \$2,548,000



3 2 2

**Rooms:** 6  
**Property Type:** House  
**Land Size:** 799 sqm approx  
**Agent Comments**

## Comparable Properties



**88 Fordham Av CAMBERWELL 3124 (REI)**

**Agent Comments**

4 2 1

**Price:** \$2,280,000  
**Method:** Auction Sale  
**Date:** 22/02/2025  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**144 Through Rd CAMBERWELL 3124 (REI)**

**Agent Comments**

3 1 2

**Price:** \$2,110,000  
**Method:** Auction Sale  
**Date:** 07/12/2024  
**Property Type:** House (Res)  
**Land Size:** 835 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - Jellis Craig** | P: 03 9810 5000 | F: 03 9819 2511



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